



44 Richmond Road

Taunton, Somerset, TA1 1EW

**James
Gray**

ESTATE AGENTS

A beautifully presented and considerably improved Victorian town house, offering light and spacious accommodation and benefitting from an attached garage and attractively situated on this sought after road, close to the town centre.



Key features

- Entrance Hall
- Sitting room with wood burning stove and original decorative plasterwork
- Large dining room with door to conservatory
- Kitchen/breakfast room
- Utility room and downstairs shower room
- 3 double bedrooms
- Large and well fitted bath/shower room
- Enclosed low maintenance rear garden with side access
- Garage and potential for further off-road parking
- Convenient location close to the town centre

Services

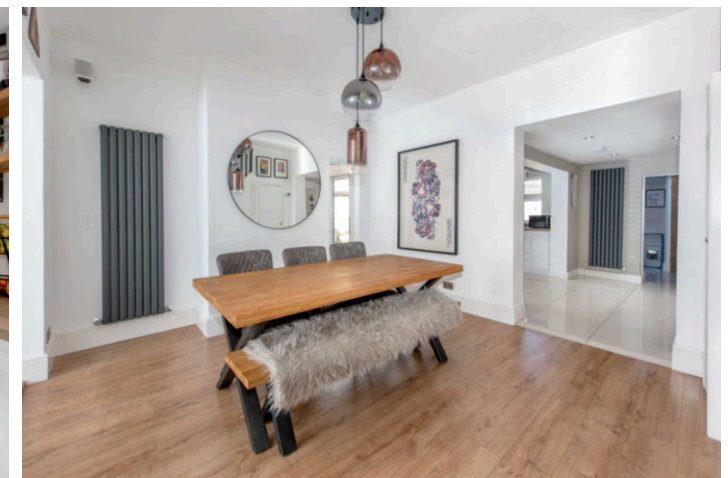
All mains connected. Gas fired central heating

EPC

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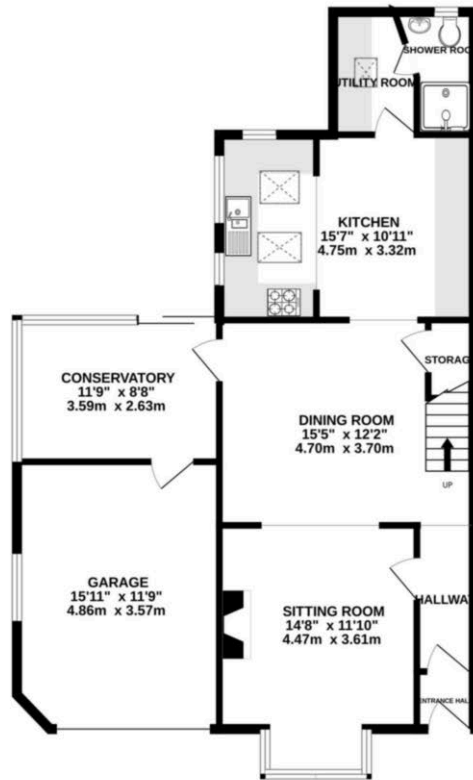
Council Tax

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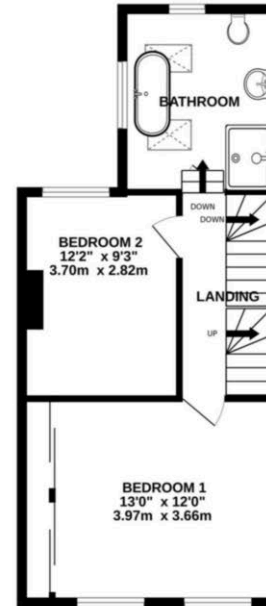




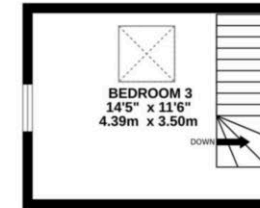
GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR
167 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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